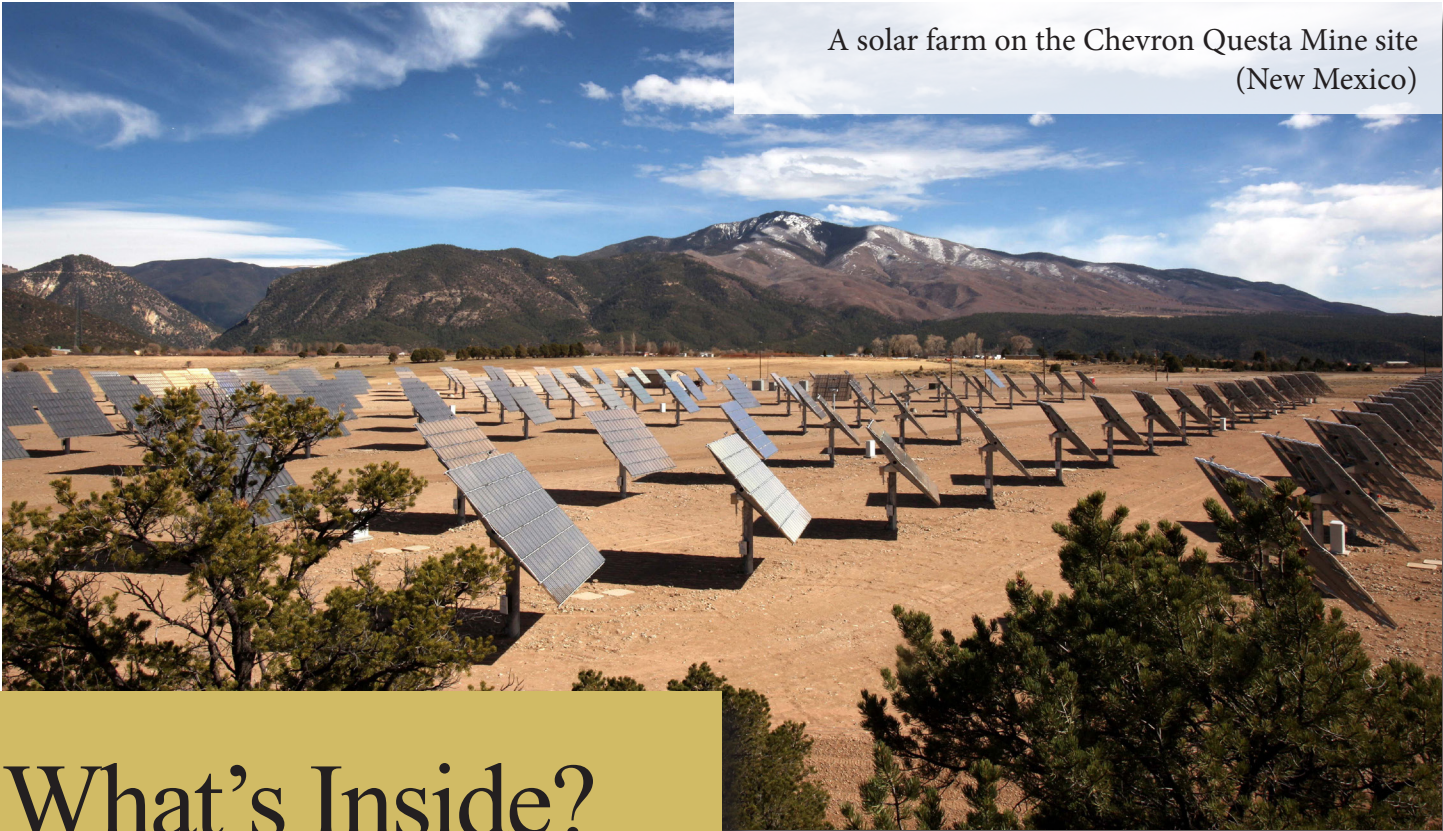




Superfund Sites Work for Communities:

*A Look at the Positive Impacts of Superfund
Redevelopment in EPA Region 6*



A solar farm on the Chevron Questa Mine site
(New Mexico)

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Preface

Every day, EPA's Superfund program makes a visible difference in communities nationwide. The revitalization of communities affected by contaminated lands is a key part of Superfund's mission, delivering significant benefits one community at a time, all across the country. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to the economic vitality of these communities by supporting the return of sites to productive use. These regional reports highlight these community-led efforts in action, as EPA launches a new era of partnerships and works toward a sustainable future.

Introduction

EPA Region 6 (South Central) serves Arkansas, Louisiana, New Mexico, Oklahoma, Texas and 66 tribes. This part of the country includes some of the nation's fastest growing cities as well as small towns, farmland, ranches and public lands. Urban and rural communities alike across Region 6 are focusing on the cleanup and revitalization of old industrial sites, recognizing that these areas offer substantial opportunities for new development and innovation. Today, states and communities are working diligently to find new uses for these areas, including Superfund sites. The Superfund program in EPA Region 6 is proud to play a role in these efforts.

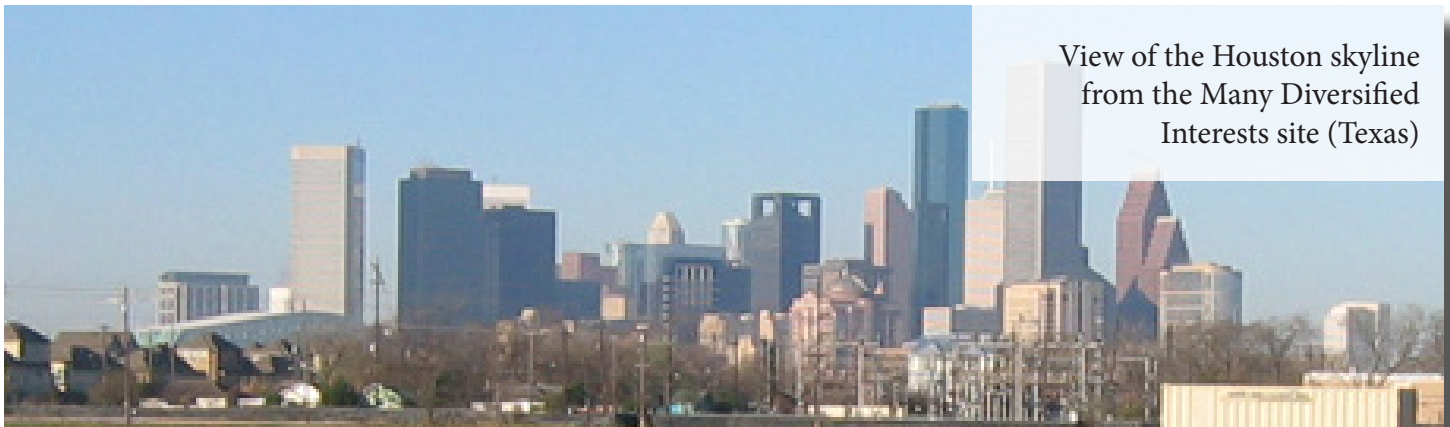
The cleanup and reuse of Superfund sites can often restore value to site properties and surrounding communities that have been negatively affected by contamination. For example, the cleanup of the RSR site in Dallas, Texas, including a smelter, various slag areas, and contaminated residential properties, has played an important role in the on-going revitalization of the West Dallas area. Site reuse can revitalize a local economy with jobs, new businesses, tax revenues and local spending. Reuse of Superfund sites can yield a number of other important social and environmental benefits for communities. Through programs like the Superfund Redevelopment Initiative (SRI), EPA Region 6 helps communities reclaim cleaned up Superfund sites. Factoring in future use of Superfund sites as part of the cleanup process helps pave the way for their safe reuse. In addition, EPA Region 6 works closely with state agencies and local officials to remove barriers that have kept many Superfund sites vacant and underused for decades. EPA Region 6 also works to ensure that businesses on properties cleaned up under the Superfund program can continue operating safely during site investigations and cleanup. This enables these businesses to remain as a source of jobs for communities.

The results are impressive. Superfund sites across Region 6 are now home to restaurants, car dealerships, bars, a day spa, a bank and several hotels. Others host doctor's offices. Public services at current and former Superfund sites in Region 6 offer housing assistance, recycling services, public health services, sanitation and safety training. A municipal airport is located at one site. People live in single-family homes and apartments on several sites; one apartment complex is green building certified for its sustainability. Some sites are now locations for renewable energy projects harnessing wind and solar power; another site is part of an innovative pilot project that is converting landfill gas into liquid fuel and other products. Others host ecological preserves, wildlife habitat, a boat launch and a riverfront walkway. On-site businesses and organizations on current and former Region 6 Superfund sites provide over 2,000 jobs and contribute \$88 million in annual employment income for residents in Region 6.

This report looks at the positive impacts of reuse and continued use at Superfund sites in Region 6, particularly the impacts of businesses operating on current and former Superfund sites.



Region 6's Support for Superfund Reuse



View of the Houston skyline
from the Many Diversified
Interests site (Texas)

EPA Region 6 remains committed to making a difference in communities through the cleanup and reuse of Superfund sites. In addition to protecting the environment and human health through the Superfund program, EPA Region 6 partners with stakeholders to encourage reuse opportunities at Superfund sites. EPA Region 6 helps communities and cleanup managers consider reuse during cleanup planning and evaluate remedies already in place to ensure appropriate reuse at cleaned-up sites. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund redevelopment projects that emphasize environmental and economic sustainability.

Reuse support efforts in EPA Region 6 include:

- Identifying and evaluating local land use priorities to align these priorities with site cleanup plans through the reuse planning process.
- Facilitating cleanup and reuse discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 6 communities and EPA find the right tools to move reuse forward at sites.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns related to Superfund site reuse through development of educational materials, comfort letters, developer agreements and environmental status reports. These reports, which provide information about the appropriate use of sites, are known as [Ready for Reuse \(RfR\) Determinations](#).
- Supporting partnerships with groups and agencies committed to putting Superfund sites back into use such as the U.S. Fish and Wildlife Service (USFWS).
- Developing reuse fact sheets, videos, websites, reuse case studies and Return to Use Demonstration Project summaries to share opportunities and lessons associated with Superfund redevelopment.

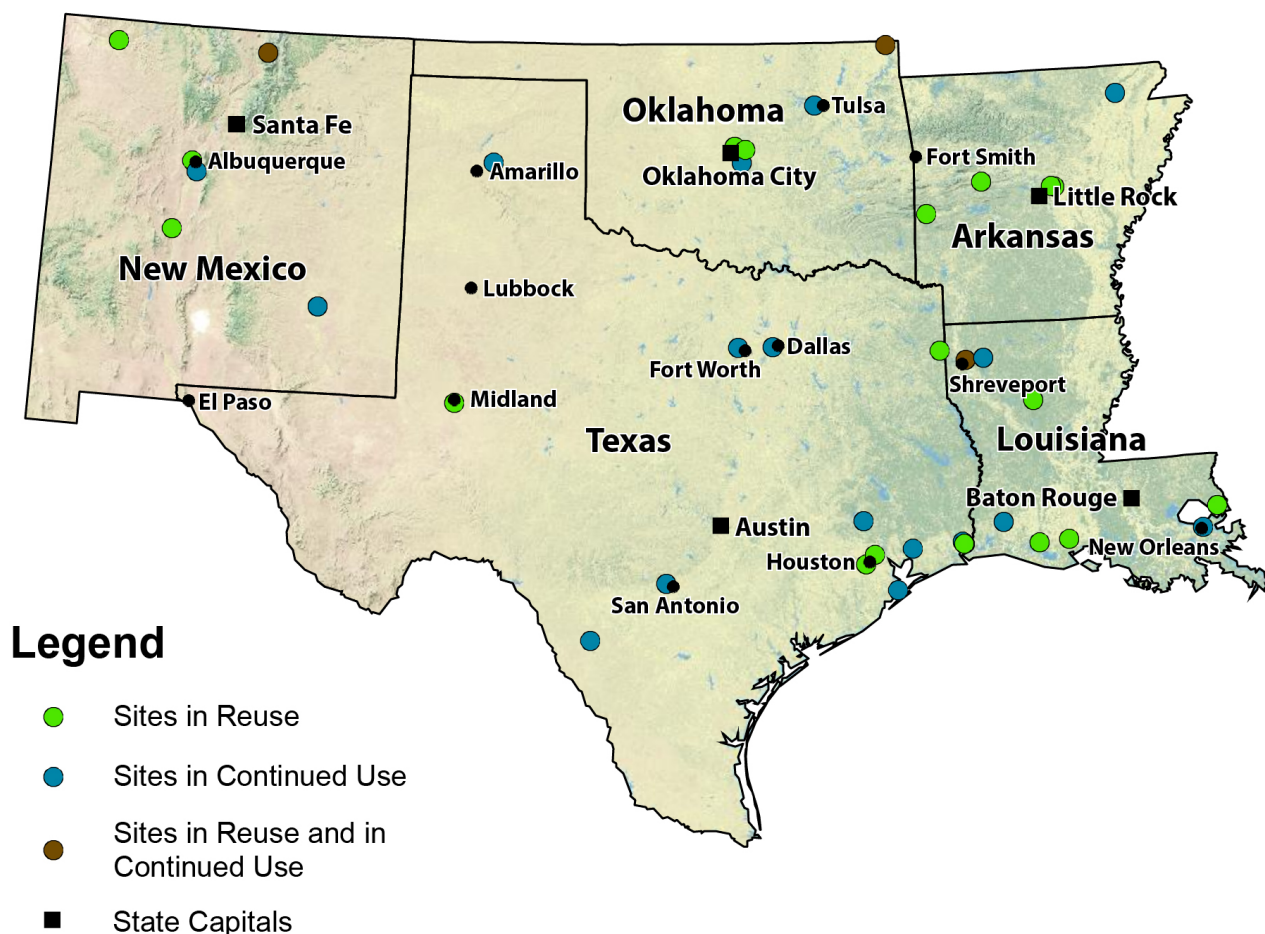
All of these efforts have helped build expertise across Region 6, making it easier to consider future use of Superfund sites prior to cleanup and easier to identify opportunities for removing reuse barriers. These efforts also help other communities, state agencies, potentially responsible parties and developers better understand potential future uses for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs and annual income.



Superfund Reuse in Region 6 : The Big Picture

EPA has placed 130 sites in Region 6 on the National Priorities List (NPL) since the Superfund program began in 1980. The Agency performs or oversees short-term cleanup actions as well. Whenever possible, EPA seeks to integrate reuse priorities into site cleanup plans. As of 2014, 37 NPL and Superfund Alternative sites have either new uses in place or uses that have remained in place since before cleanup. Many of these sites have been redeveloped for commercial, industrial and recreational purposes. Others have been redeveloped for residential, public service and ecological uses. Businesses and other organizations also use all or parts of other sites for stores, hotels and renewable energy projects.

Redevelopment of Superfund sites in Region 6 has not only provided jobs and income to the neighborhoods and cities affected by the sites, but also turned areas that were a community burden into a source of local pride. The reuse and continued use of many sites has increased quality of life for nearby residents as well as providing local services. The following sections take a closer look at the impacts of businesses located at current and former Superfund sites in Region 6.



Positive Impacts of Superfund Site Reuse in Region 6

Businesses and Jobs

EPA has collected economic data for over 80 businesses, government agencies and civic organizations operating on 39 NPL and Superfund Alternative sites in reuse and continued use in Region 6. See the State Reuse Profiles (pp. 9-13) for each Region 6 state's reuse details. Businesses and organizations located on these sites fall within a number of different sectors, including hotels, professional trade, industrial trade and retail trade.

Businesses and organizations located on current and former Region 6 Superfund sites include hotels – a Marriott, a Holiday Inn and a La Quinta Inn – that employ between 30 and 160 people at each location. The RSR Corporation site in Dallas, Texas, is home to Goodwill Industries of Dallas, which employs 300 people who earn an estimated total annual income of \$5.6 million.

In total, businesses and organizations located on these sites employ over 2,000 people, contributing an estimated \$76 million in annual employment income with about \$147 million in estimated annual sales¹. Employee income earned helps inject money into local economies. It also helps generate state revenue through personal state income taxes. In addition to helping local communities by providing employment opportunities, these businesses help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. In addition, most businesses operating on sites in Region 6 generate tax revenues through payment of state corporate income or related taxes. More detailed information is presented in Table 1.



South Cavalcade Street site (Texas)

Region 6 Sites in Reuse and Continued Use: Business and Job Highlights

Businesses Identified
82

Estimated Annual Sales
\$147 million

Number of People Employed
2,004

Estimated Annual Income Earned
\$76 million

Table 1. Site and business information for Region 6 sites in reuse and continued use (2013)

	Number of Sites	Sites with Identified On-Site Businesses ^a	On-Site Businesses Identified ^b	Total Annual Sales ^c	Total Employees	Total Annual Employee Income
In Reuse	19	8	15	\$95 million	309	\$12 million
In Continued Use	17	9	41	\$28 million	660	\$21 million
In Continued Use and In Reuse	3	2	26	\$24 million	1,035	\$43 million
Total	39	19	82	\$147 million	2,004	\$76 million

^a Also includes other organizations such as government agencies, non-profit organizations and civic institutions.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^c For information on the collection of businesses, jobs and sales data, see the "Sources" section of this report.

¹ Annual sales figures are not available (or applicable) for every organization that make jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use may increase in value. This increased value can boost property tax revenues, which help pay for local government operations, public schools, transit systems and other public services. Currently, EPA has not collected property value and tax data for site properties in reuse or continued use in Region 6. However, several Superfund site properties in reuse and continued use in Region 6 are privately held and generate property tax revenues for local governments. The 66-acre South Cavalcade site in Houston, Texas, for example, was purchased in 2014 by a private owner with plans to build an auto business on site. The site has a land value of \$3 million and an improvement value of over \$6 million. Site properties generate \$230,000 in property taxes each year. Moreover, even though site properties owned by local governments, such as the Vertac, Inc. site in Jacksonville, Arkansas, are exempt from property taxes, once cleaned up and put back into productive use they can help stabilize or increase the values of nearby private properties.



Agriculture Street landfill site (Louisiana)

Recreational and Ecological Benefits

In addition to serving as locations for commercial developments, retail centers and industrial facilities, some Region 6 sites in reuse provide recreational and ecological benefits. Recreational and ecological reuses help attract visitors and residents, and indirectly contribute to local economies. The Longhorn Army Ammunition Plant site in Karnack, Texas, for example, is now part of a national wildlife refuge. In 2014, construction of a multi-million dollar marina will begin on the Bayou Bonfouca site in Slidell, Louisiana, that will provide waterfront access, a public boat launch and restored wetlands. Other sites, such as the Bailey Waste Disposal site in Bridge City, Texas, and the Tex-Tin Corp. site in Texas City, Texas, also support wetlands.



Bailey Waste Disposal site (Texas)

Benefits from Alternative Energy Projects

Alternative energy projects can also provide a range of economic impacts. They can generate construction and operations jobs; spur local investment for manufacturing and materials; create benefits for landowners in the form of land lease or right-of-way payments; lower energy costs; and reduce greenhouse gas emissions. They can also help hedge against energy price and supply volatility; help support local business competitiveness and technology supply chain development; provide outreach or public relations opportunities for site owners and local communities; and contribute to broader economic development planning. A range of efforts in Region 6 have encouraged opportunities for alternative energy project development on Superfund and other impaired sites. In 2014, EPA Region 6 awarded Waste Management of Oklahoma the first Superfund “Greenovations Award” for the company’s efforts to pilot an innovative landfill gas-to-fuel project at the Mosely Road Sanitary Landfill site in Oklahoma as well as other site-related efforts.



Wind turbines (Texas)

Sites in Reuse and Continued Use: A Closer Look

In Reuse: There is a new land use or uses on all or part of a site; either the land use has changed (e.g., from industrial use to commercial use) or the site is now in use after being vacant.

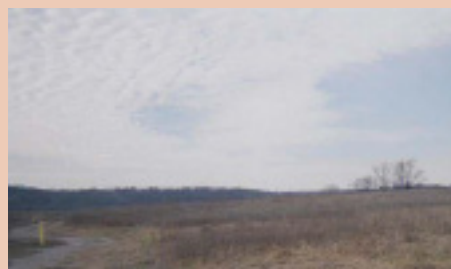
In Continued Use: Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.

In Reuse and Continued Use: Part of a site is in continued use and part of the site is in reuse.

Region 6 Site Examples



In Reuse: Vertac, Inc. (Arkansas) – formerly the location of industrial facilities, the site now supports a range of public service uses.



In Continued Use: Sand Springs Petrochemical Complex (Oklahoma) – industrial operations have continued to operate at the site since before cleanup.



In Reuse and Continued Use: Chevron Questa Mine (New Mexico) – long-time mining operation remains in place; in 2011, a solar farm was constructed on part of the site.

Reuse in Action

New and Expanded Municipal Facilities

The 193-acre Vertac, Inc. site is located 15 miles northeast of Little Rock in Jacksonville, Arkansas. The federal government built the first industrial facilities at the site during the 1930s and 1940s. Decades of improper waste disposal and production control led to soil and ground water contamination. EPA placed the site on the NPL in 1983.

The City of Jacksonville recognized early on that retaining the site's infrastructure could serve as the foundation for reuse. Following surface cleanup activities, the City acquired the northern part of the site property in 2000. An EPA Superfund Redevelopment Initiative pilot grant enabled the City to evaluate several reuse options. Today, site reuses include a recycling center, office space and storage for the City's Street Department, a fire department training facility, a driver training pad, a recycling education park, police firing range and a public safety building. The public safety building includes a police and fire training center, City of Jacksonville Police Department facilities, and an emergency operations center and community safe room. The City's new recycling center serves 10,000 residents and recycles 1.5 million pounds of materials each year. By diverting these materials from a landfill, the recycling center saves the City an estimated \$50,000 annually. One hundred forty-six people are employed on site, providing annual employment income of over \$5.5 million. The City is also exploring opportunities to turn part of the site into community green space with sidewalks and picnic tables. For more information, see EPA SRI's ["Where You Live."](#)



"We're very proud of what's been accomplished at the site. It is a success story for our community. We turned lemons into lemonade."

**-Jacksonville Mayor
Gary Fletcher**

New Hotel Complex

The 215-acre Highway 71/72 Refinery Superfund site is located in Bossier City, near Shreveport, Louisiana. Between 1923 and 1948, site uses included the operation of an oil refinery and a petroleum storage and distribution facility. Following the dismantling and sale of the refinery in the mid-1950s, on-site construction began for interstate highway corridor I-20. The site owner began voluntary site cleanup efforts in 1966. Soon after the initial property cleanup and construction of the I-20 corridor, redevelopment of the site increased. After the discovery of additional contamination in the mid-1980s, EPA and community leaders implemented a cleanup approach that accounted for the existing residents and businesses on the site. The cleanup plan included the removal of contaminated material; ground water cleanup, monitoring and use restrictions; indoor air pollution mitigation; and any necessary corrective action for all site-related contamination discovered during future earthmoving operations. EPA never finalized the site on the NPL; instead, EPA is addressing the site using EPA's Superfund Alternative approach. EPA allows structures it determines to be protective of human health and the environment to remain on site. EPA only requires additional soil cleanup if parties discover buried waste during future construction. For example, the demolition and excavation of a former hotel structure property allowed cleanup crews to access buried refinery waste and build a new hotel complex in its place. Cooperation between EPA, existing business owners, developers and the site's responsible party allows the continued use of numerous on-site businesses, and helps make possible the ongoing construction of new site uses. Today, site uses include single-family homes, numerous hotels, restaurants and other commercial establishments. The 25 on-site businesses employ 635 people and contribute an estimated \$11.9 million in annual employment income. Estimated sales for on-site businesses exceeded \$23.8 million in 2013. For more information, see [EPA SRI's "Where You Live."](#)



New Waterfront Recreation Opportunities

The 54-acre Bayou Bonfouca Superfund site is located in the City of Slidell in St. Tammany Parish, Louisiana. Beginning in 1882, various companies owned and ran a creosote plant on site. Spills and improper disposal practices contaminated the site and the surrounding bayou. EPA added the site to the NPL in 1983. EPA and the Louisiana Department of Environmental Quality worked together to develop an appropriate cleanup and restoration plan. The cleanup decontaminated 170,000 cubic yards of sediments, treated 17.6 million gallons of contaminated ground water, and recovered 44,500 gallons of creosote oil. Today, project outcomes include 1.5 miles of restored bayou wetlands, waterfront recreation opportunities and a public boat launch on Lake Ponchartrain. In 2012, the City of Slidell received funding from the USFWS to build a multi-million dollar marina that would include docks, boat slips and new walkways. Construction of the marina will begin in 2014 with a projected opening in 2015. Site owners also donated 54 acres of waterfront property to the City. Buildings on the property are now offices for the Slidell Sewer and Public Works departments. For more information, see EPA SRI's ["Where You Live."](#)



Caddo Lake Wildlife Refuge

The 8,416-acre Longhorn Army Ammunition Plant (LHAAP) is located between Highway 43 and Caddo Lake in Karnack, Texas. Beginning in 1942, the facility manufactured TNT, explosives, and components for rockets and other pyrotechnics. Handling of chemicals and solvents contaminated soils, ground water, and surface water. EPA added the site to the NPL in 1990. The U.S. Army determined that the use and handling of chemicals and solvents on site resulted in contaminated soils, ground water, and surface water in creeks feeding into Caddo Lake. Afterwards, the U.S. Army actively worked with EPA and the Texas Commission on Environmental Quality to clean up the site. From 2001 to 2008, a ground water treatment plant successfully cleaned approximately 84 million gallons of water.

In 1997, the U.S. Army closed the facility and demolished or liquidated its assets. Given the site's location in prime old-growth forestland, the USFWS jumped at the opportunity to acquire the land for ecological preservation. USFWS worked with EPA and the U.S. Army to arrange land transfers for parts of the site that met cleanup standards. Currently, USFWS manages over 80 percent of the site's land area as part of the Caddo Lake National Wildlife Refuge, which opened to the public in September 2009 and is now open year-round for recreational use. Visitors can hike trails, observe migratory birds, enjoy guided tours, camp and visit the Ramsar Caddo Lake Wetlands Visitors Center. Other buildings on site include a fire station and offices for USFWS, the Caddo Lake Institute, and the Texas Parks and Wildlife Department. Parties are also currently exploring potential renewable energy opportunities for the site. For more information, see EPA SRI's ["Where You Live."](#)



"The National Wildlife Refuge System is known as a lifeline for migrating birds because of the refuges' excellent habitat and strategic locations along migratory routes. Caddo Lake National Wildlife Refuge will continue to be a stopping place for birds along the central flyway for a long, long time."

**-Nancy Kaufman,
Southwest Regional Director of
USFWS**

State Reuse Profile: Arkansas

EPA partners with the Arkansas Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Arkansas. As of 2013, Arkansas had five Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for four businesses and organizations operating on two sites in reuse and continued use in Arkansas. The businesses and organizations employ over 150 people, contribute an estimated \$5.6 million in annual employment income and have about \$130,000 in estimated annual sales.

Table 2. Detailed site and business information for Superfund sites in reuse and continued use in Arkansas (2013)

	Number of Sites	On-Site Businesses Identified	Total Annual Sales ^a	Total Employees	Total Annual Employee Income
In Reuse	4	4	\$130,000	156	\$5.6 million
In Continued Use	1	0	-	-	-
In Continued Use and In Reuse	0	0	-	-	-
Total	5	4	\$130,000	156	\$5.6 million

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^a Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

Did You Know?

The 193-acre Vertac, Inc. site is home to numerous uses that support the City of Jacksonville. These include a fire department training facility, a recycling center, office space and storage for the City's Street Department, a driver training pad, a recycling education park, police firing range and a public safety building. One hundred forty-six people are employed on site.



State Reuse Profile: Louisiana

EPA partners with the Louisiana Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Louisiana. As of 2013, Louisiana had eight Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for 31 businesses and organizations operating on four sites in reuse and continued use in Louisiana. The businesses and organizations employ 715 people, contribute an estimated \$14.5 million in annual employment income and have about \$24 million in estimated annual sales.

Table 3. Detailed site and business information for Superfund sites in reuse and continued use in Louisiana (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	4	4	\$0.2 million	3	\$70,000
In Continued Use	3	2	-	77	\$2.5 million
In Continued Use and In Reuse	1	25	\$24 million	635	\$12 million
Total	8	31	\$24.2 million	715	\$14.5 million

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^a One site is a federal facility. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

Did You Know?

The Gulf State Utilities-North Ryan site is home to the Lake Charles Division Service Center of Entergy Gulf States Louisiana, L.L.C., an electrical power production and retail distribution company. The center employs 77 people and generates about \$2.5 million in annual employment income.



State Reuse Profile: New Mexico

EPA partners with the New Mexico Environment Department to oversee the investigation and cleanup of Superfund sites in New Mexico. As of 2013, New Mexico had six Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for 13 businesses and organizations operating on two sites in reuse and continued use in New Mexico. The businesses and organizations employ over 485 people and contribute an estimated \$34 million in annual employment income and have about \$5 million in estimated annual sales.

Table 4. Detailed site and business information for Superfund sites in reuse and continued use in New Mexico (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
In Reuse	3	0	-	-	-
In Continued Use	2	12	\$5 million	85	\$3 million
In Continued Use and In Reuse	1	1	-	400	\$31 million
Total	6	13	\$5 million	485	\$34 million

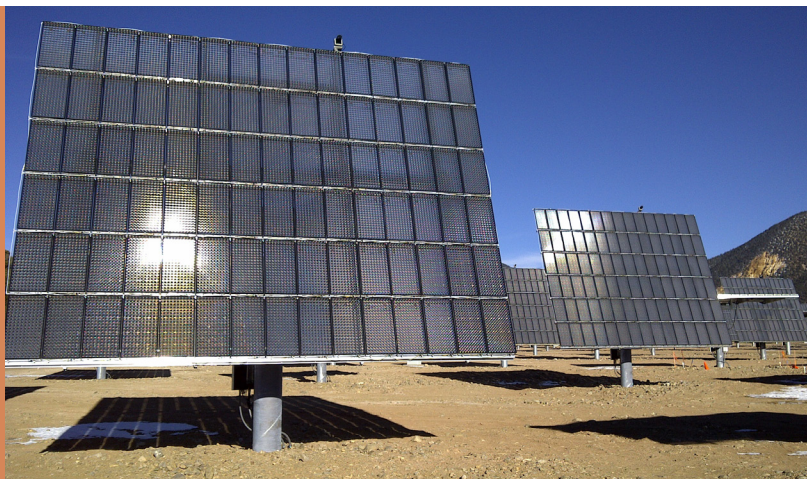
Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^a Two sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

^b Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

Did You Know?

The Chevron Questa Mine site in Questa, New Mexico, is home to a 21-acre solar facility that generates enough power to support 150 homes annually. Chevron Mining also operates on site, employing 400 people and generating an estimated \$31 million in annual employment income.



State Reuse Profile: Oklahoma

EPA partners with the Oklahoma Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Oklahoma. As of 2013, Oklahoma had five Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for 16 businesses and organizations operating on two sites in reuse and continued use in Oklahoma. The businesses and organizations employ 169 people, contribute an estimated \$9 million in annual employment income and have about \$16 million in estimated annual sales.

Table 5. Detailed site and business information for Superfund sites in reuse and continued use in Oklahoma (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	2	1	\$1.2 million	5	\$0.3 million
In Continued Use	2	15	\$15 million	164	\$9 million
In Continued Use and In Reuse	1	0	-	-	-
Total	5	16	\$16.2 million	169	\$9.3 million

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^a One site is a federal facility. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

Did You Know?

The Tinker Air Force Base (Soldier Creek/Building 3001) site is located at Tinker Air Force Base on the southeastern edge of the Oklahoma City metropolitan area. EPA has coordinated closely with the Air Force and the Oklahoma Department of Environmental Quality throughout the cleanup process to enable the base to remain operational during cleanup. The base is one of the state's largest employers.



Source: U.S. Air Force Photo/Margo Wright,

<http://www.tinker.af.mil/>

Did You Know?

EPA has been helping address long-term stewardship concerns at the Double Eagle Refinery Co. site in Oklahoma City. Plans are in place to reuse the area as a scrap metal recycling facility.



State Reuse Profile: Texas

EPA partners with the Texas Commission on Environmental Quality to oversee the investigation and cleanup of Superfund sites in Texas. As of 2013, Texas had 15 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for 18 businesses and organizations operating on eight sites in reuse and continued use in Texas. The businesses and organizations employ 479 people, contribute an estimated \$13 million in annual employment income and have about \$102 million in estimated annual sales.

Table 6. Detailed site and business information for Superfund sites in reuse and continued use in Texas (2013)

	Number of Sites ^a	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	6	6	\$93 million	145	\$5.9 million
In Continued Use	9	12	\$8.6 million	334	\$6.7 million
In Continued Use and In Reuse	0	0	-	-	-
Total	15	18	\$101.6 million	479	\$12.6 million

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^a Three sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

Did You Know?

A five-turbine, 11.5-megawatt wind energy project is being built on the Pantex Plant (USDOE) site near Amarillo, Texas. Once operational, the Pantex Wind Farm should reduce carbon dioxide emission by 35,000 metric tons annually. It will provide \$2.8 million in annual cost savings to the federal government over the next 18 years.



Reuse on the Horizon in Region 6

Turning the Big Tex Grain Co. Site into a Vibrant Commercial and Residential Center

Between 1961 and 1989, the 7.5-acre Big Tex Grain Co. Superfund removal site in San Antonio, Texas, was a hive of industrial activity – vermiculite exfoliation, grain production and sawdust warehousing. Plant operations resulted in contamination of dust, air and soil with asbestos. EPA cleaned up the site, digging up contaminated soil, disposing of contaminated materials and cleaning on-site structures. Cleanup finished in late 2008.

The site property is located next to the Blue Star Contemporary Art Center, which hosts art exhibitions, events and education programs. Early on in the cleanup process, the site owner expressed interest in converting the vacant industrial property into a mixed-use residential, arts and entertainment destination, combining the site with the neighboring Blue Star complex. The site's riverfront area also provided an ideal location for continued development of the popular San Antonio River Walk. At the request of the site owner, EPA issued an RfR Determination in November 2008. EPA's determination clearly communicates to current and future users of the site that EPA has not placed any limitations on its use and that it is ready for reuse. In 2012, the City of San Antonio approved \$5 million in tax incentives and an economic development grant to help fund development of the mixed-use complex.

Referred to as Blue Star II, the \$42.7 million development will transform the site into a 334-unit multi-family residential development in the heart of San Antonio. Plans also include 6,000 square feet of retail space and \$2.2 million in public improvements. Blue Star II will also include walkways matching those in San Antonio's historic district and will connect to the existing Blue Star Contemporary Art Center. Grain silos and industrial features at the site will be part of the development as well. Construction is now underway. The complex is scheduled for completion in late 2014, with individual units available for lease in 2015.



Conclusion

EPA works closely with its partners at Superfund sites across Region 6 to make sure that sites can be reused safely and protectively following cleanup. EPA also works with existing businesses and organizations at Superfund sites throughout the cleanup process to ensure they can remain open. The businesses and organizations operating on these sites provide jobs and income for communities. They help generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. As of 2013, Region 6 has nearly 40 NPL and Superfund Alternative sites where new uses are in place or continued uses are ongoing. Future uses are planned for many more Superfund sites in Region 6, including at least one site in each of the five Region 6 states. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 6.



Vertac, Inc. site (Arkansas)

The reuse of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, state agencies, local governments, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments or plans, RfR Determinations, comfort letters or partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure that reuses are compatible with site remedies.

Results from across Region 6 indicate that these efforts are well worth it. Superfund sites are now home to large hotel and commercial developments, mid-sized developments providing services to surrounding communities, and diverse small businesses. EPA is committed to working with all stakeholders, using both “tried-and-tested” tools as well as new and innovative approaches, to support the restoration and renewal of these sites as long-lasting assets for communities in the south-central United States.

EPA Resources for Superfund Site Reuse

EPA Region 6 Superfund Sites in Reuse Website: list of Superfund sites in reuse for each state in Region 6.

<http://www.epa.gov/superfund/programs/recycle/live/region6.html>

*EPA Region 6 Superfund Redevelopment Initiative Coordinator
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SRI Website: tools, resources and more information about Superfund site reuse.

<http://www.epa.gov/superfund/programs/recycle/index.html>

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns. <http://cfpub.epa.gov/compliance/resources/policies/cleanup/superfund/>

Sources

Business, Job and Sales Information

The Hoovers/Dun & Bradstreet (D&B) database provided information on the number of employees and sales volume for on-site businesses. Hoovers/D&B provides information on businesses and corporations. It maintains a database of over 179 million companies using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews. In instances where employment and sales volume for on-site businesses could not be identified, information was sought from the Manta database.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for each of the businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses. If not available at the county level, wage data were sought by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, higher level (less detailed) NAICS codes were used to obtain the wage data. To determine the annual wages (mean annual) earned from jobs generated by each of the businesses identified, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for each of the businesses.

Business and employment data were collected in 2013. Annual employment income is based on job data estimated in 2013 using the annual value for BLS average weekly wage data for those jobs from 2012 (the latest available data). All figures presented have been rounded for the convenience of the reader. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

Reuse in Action

Write-ups of sites in reuse or continued use included in this study are based on available EPA resources, including SRI reuse snapshots, SRI Return to Use Demonstration Project fact sheets, in-depth case studies and local impact case studies. As appropriate, information on businesses, jobs and sales referred to in these EPA documents has been updated using available databases, such as the Hoovers/D&B database, or through communications with site contacts. Links to EPA's SRI reuse snapshots as well as the case studies are included below.

SRI Reuse Snapshots

<http://www.epa.gov/superfund/programs/recycle/live/region6.html>

SRI Return to Use Demonstration Project Fact Sheets

Big Tex Grain. 2013.

<http://www.epa.gov/superfund/programs/recycle/pdf/rtu13-bigtex.pdf>

Fruit Avenue Plume. 2013.

<http://www.epa.gov/superfund/programs/recycle/pdf/rtu13-fruitave.pdf>

Highway 71/72 Refinery. 2011.

<http://www.epa.gov/superfund/programs/recycle/pdf/rtu11-highway7172.pdf>

Longhorn Army Ammunition Plant. 2009.

http://www.epa.gov/superfund/programs/recycle/pdf/rtu09_longhornarmy.pdf

SRI Case Studies

Vertac, Inc. 2012. Public-Sector Land Uses and Superfund Redevelopment: The Vertac, Inc. Site in Jacksonville, Arkansas.

<http://www.epa.gov/superfund/programs/recycle/pdf/vertac-case-study.pdf>



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